157.0	0004	0009.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	840,300 / 840,300
					USE VALUE:	840,300 / 840,300
					ASSESSED:	840,300 / 840,300

PROPERTY LOCATION

No	Alt No	Direction/Street/City
241		HILLSIDE AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	MATIAS ANNELISE
Owner 2:	
Owner 3:	
Street 1:	241 HILLSIDE AVE
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	KUPSC DAVID -
Owner 2:	-
Street 1:	241 HILLSIDE AVE
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 7,500 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1936, having primarily Wood Shingle Exterior and 1961 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 7 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	8	Ledge
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	7500.000	388,800		451,500	840,300
Total Card	0.172	388,800		451,500	840,300
Total Parcel	0.172	388,800		451,500	840,300

Source: Market Adj Cost | Total Value per SQ unit /Card: 428.42 | /Parcel: 428.4

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct: 104620
GIS Ref:
GIS Ref:
Insp Date: 10/06/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 157.0-0004-0009.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	388,800	0	7,500.	451,500	840,300	840,300	Year End Roll	12/18/2019
2019	101	FV	305,600	0	7,500.	451,500	757,100	757,100	Year End Roll	1/3/2019
2018	101	FV	305,600	0	7,500.	380,600	686,200	686,200	Year End Roll	12/20/2017
2017	101	FV	305,600	0	7,500.	348,300	653,900	653,900	Year End Roll	1/3/2017
2016	101	FV	305,600	0	7,500.	296,700	602,300	602,300	Year End	1/4/2016
2015	101	FV	287,600	0	7,500.	258,000	545,600	545,600	Year End Roll	12/11/2014
2014	101	FV	287,600	0	7,500.	238,700	526,300	526,300	Year End Roll	12/16/2013
2013	101	FV	287,600	0	7,500.	227,000	514,600	514,600		12/13/2012

!12304!

PRINT

Date	Time
12/11/20	02:24:12

LAST REV

Date	Time
12/03/18	10:47:55

danam

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 12304

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
KUPSC DAVID,	70896-82		4/20/2018		885,000	No	No		
PALMER KELLEY M	65440-585		5/28/2015		747,000	No	No		
KEENAN JOSEPH W	53467-43		8/28/2009		515,000	No	No		
	13553-69		10/1/1978		56,500	No	No		Y

USER DEFINED

Prior Id # 1:	104620
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
9/10/2018	1294	Alterati	5,000	C				
8/3/2018	1090	Heat App	26,000	C				
7/27/2018	1055	Window/S	20,000	C				
7/27/2018	1056	Alterati	2,000	C				
5/7/2018	565	Inter-De	8,000	C				
6/10/2016	790	Wood Dec	13,300					rebuild and expand
5/19/2016	640	Re-Roof	8,500					reroof
2/27/2009	117	Add Bath	5,000					

ACTIVITY INFORMATION

Date	Result	By	Name
10/6/2018	MEAS&NOTICE	HS	Hanne S
5/10/2016	Sales Review	PT	Paul T
10/27/2008	Meas/Inspect	189	PATRIOT
12/21/1999	Mailer Sent		
12/3/1999	Measured	268	PATRIOT
1/1/1982		PS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		7500		Sq. Ft.	Site		0	70.	0.86	7									451,500						451,500	

Total AC/HA: 0.17218 | Total SF/SM: 7500 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 451,500 | Spl Credit | Total: 451,500

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	5 - Cape		
Sty Ht:	1H - 1 & 1/2 Sty		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:	8 - Brick Veneer	5	%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1936	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G10	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	50	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:	1	Rating:	Average

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	2	Rating:	Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GV - Good-VG	10.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
Total:		10.8	%

CALC SUMMARY

Basic $ / SQ:	105.00
Size Adj.:	1.29456723
Const Adj.:	0.99644244
Adj $ / SQ:	135.446
Other Features:	108000
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	435830
Depreciation:	47070
Depreciated Total:	388760

COMMENTS

OF=BMT SINK.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 7			BRs: 4				Baths: 2		HB		

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

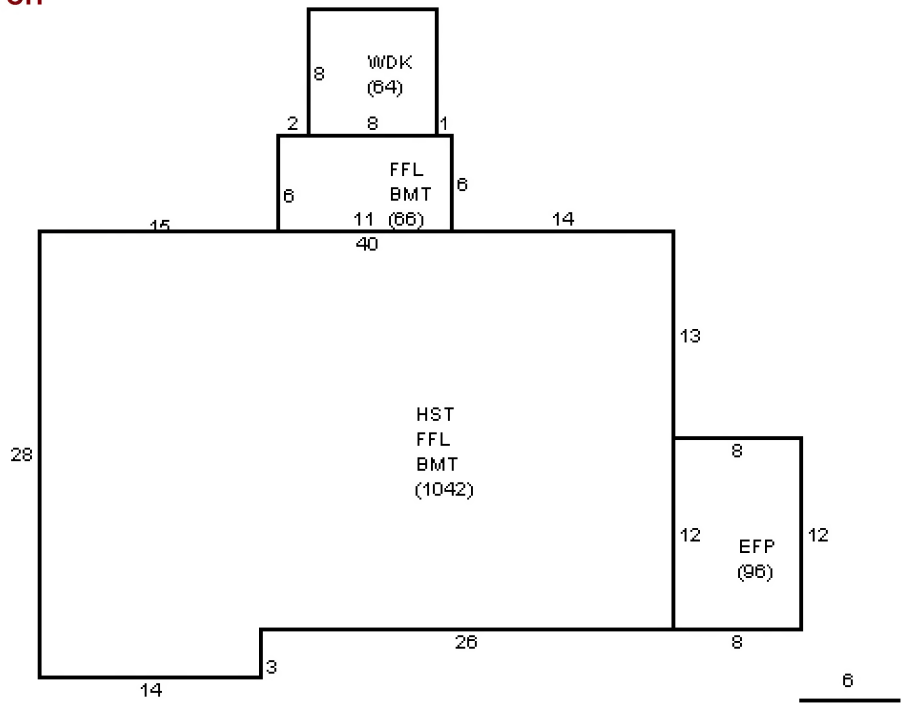
No Unit	RMS	BRS	FL
1	7	4	M
Totals			
1	7	4	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	148.99
Special Features:	0	Val/Su Net:	134.21
Final Total:	388800	Val/Su SzAd	238.67

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,108	55.260	61,230
FFL	First Floor	1,108	135.450	150,074
HST	Half Story	521	135.450	70,567
EFP	Enclos Porch	96	55.390	5,317
WDK	Deck	64	15.940	1,020
Net Sketched Area:		2,897	Total:	288,208
Size Ad	1629	Gross Are	3418	FinArea 1961

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	GFB	30	G	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

157.0-0004-0009.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	